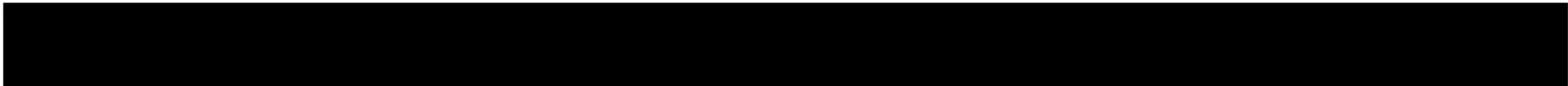


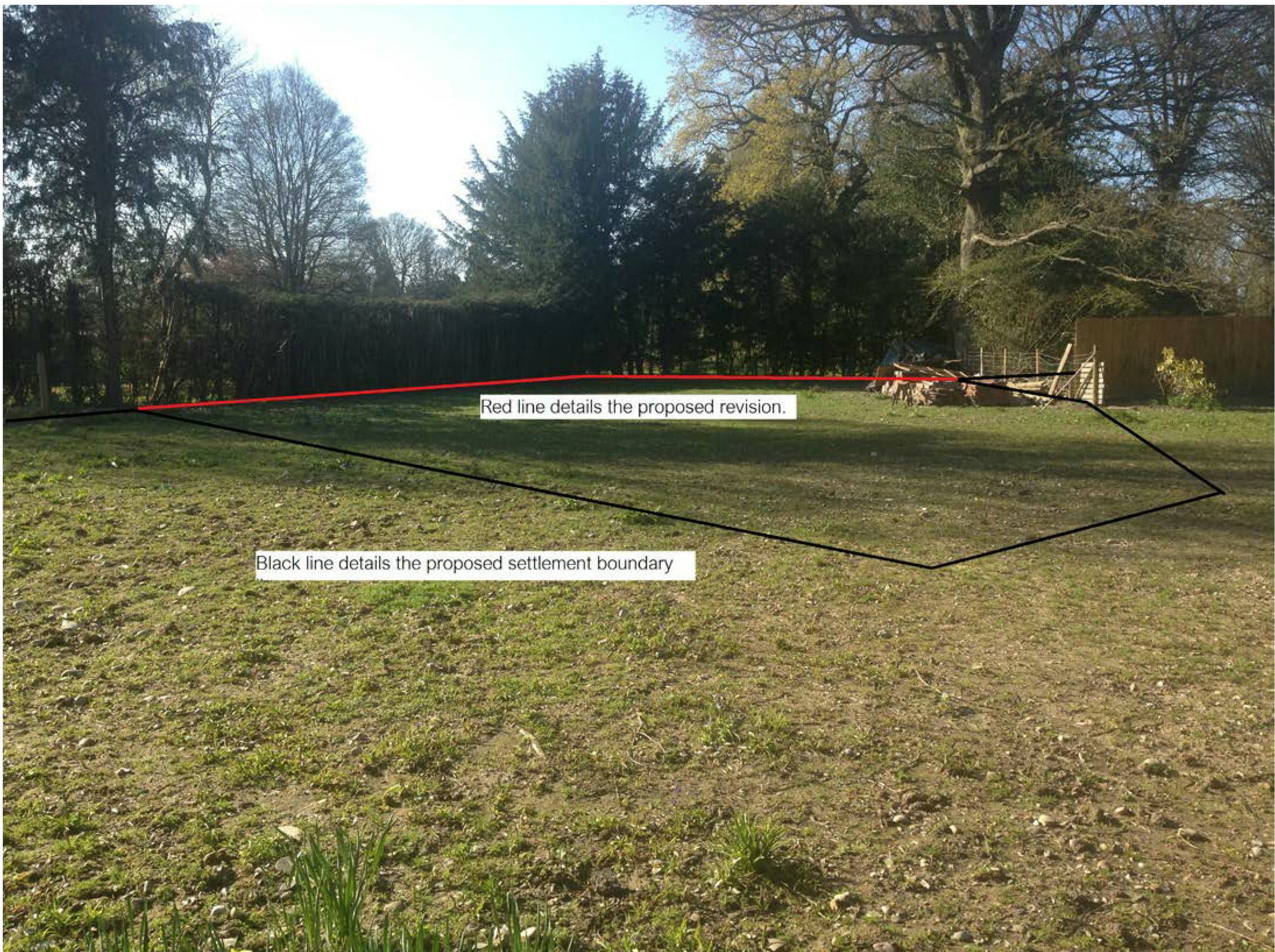
Dear Sir/Madam



After consultation with Warwick DC planning policy personnel, I have detailed below my objection regarding the 'proposed modification to the Settlement Boundary – Kingswood Map 29 (Proposed Mod 2016)'. This representation is accompanied by a completed Representations form and details below the proposed realignment to the Settlement Boundary for Kingswood (in the rear garden of Oakfield).

I raise an objection to the proposed position to the settlement boundary (which is a recent modification to Map 29) on the grounds that it is not 'sound' as the approach taken to the alignment of the Settlement Boundary is not wholly consistent with the National Planning Policy Framework. Paragraph 85 of the Framework requires local planning authorities when defining Green Belt boundaries to, amongst other considerations, '...not include land which it is unnecessary to keep permanently open' and '...define boundaries clearly, using physical features that are readily recognisable and likely to be permanent.'

I believe it is entirely appropriate that the Settlement Boundary should be extended towards the west to include my entire garden (as per the red line on the below photo),





It is illogical that Oakfield is part excluded from within the Settlement Boundary. The mature trees and fencing along the west boundary of the property represent a well established, readily recognisable physical feature, which would be a clear defensible boundary for the village. The current proposed boundary line (as shown as a black line on the above photo) follows an unusual direction and has no physical features to make it readily recognisable. In addition, it would be impossible to tell which part of Oakfield were in or out of the village boundary.

The ordnance survey base map used to position proposed settlement boundary is out of date and shows an incorrect boundary line, which is not the correct physical or legal boundary of my property. I understand that this was the reason the proposed boundary position was chosen (as well as out an out of date aerial view).

I formally request that the Settlement Boundary be realigned to follow the most logical physical (and legal) boundary and include all of my property. I have below detailed the current proposed revision to Kingswood - Map 29.

Current proposed settlement boundary



Proposed revision to settlement boundary



I would be happy for any planning personnel to visit my property should they wish to do so.

